

FROM
MILITARY OCEAN TERMINAL, BAYONNE
TO
PENINSULA AT BAYONNE HARBOR
The Bayonne Redevelopment Story



Nancy Kist, Esq., Executive Director



Wanda Chin Monahan, Esq., Partner



Joseph P. Baumann, Esq., Partner

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Bayonne Local Redevelopment Authority



***Former Military
Ocean Terminal
Bayonne (MOTBY)***



Now known as



Timeline

- 1995 MOTBY PUT ON BRAC LIST**
- FALL 1999 - FLAG LOWERED &
BLRA SIGNS MASTER LEASE**
- EARLY 2000 - BLRA SIGNS 1st
INTERIM LEASES (Dry-dock &
Commuter Parking)**
- JULY 2001 BLRA & ARMY SIGN
MOA FOR NO-COST EDC
TRANSFER**

Timeline

- 7 SEPT 2001 BLRA & ARMY SIGN ENVIRONMENTAL SERVICES COOPERATIVE AGREEMENT (ESCA)
- 28 SEPT 2001 BLRA & ARMY SIGN DEED TRANSFERRING 70% OF THE PROPERTY PURSUANT TO FOST
- DECEMBER 2002 BLRA & ARMY SIGN DEED TRANSFERRING 30% OF PROPERTY PURSUANT TO FOSET

Timeline

- CALENDAR YEAR 2003 ENVIRONMENTAL CLEAN UP BEGINS
- DECEMBER 2003 BLRA SIGNS LOI WITH ROYAL CARIBBEAN
- SEPTEMBER 2005 CLEAN UP COMPLETED
- 2006 BLRA OBTAINS NFA/CNS FROM NJDEP
- BLRA PRESENTLY WAITING FOR RELEASE OF CERCLA COVENANTS BY ARMY

HOW DID WE GET HERE?

COLLABORATION

- Elected Official
 - Local Mayors and Councils
 - State Assembly and Senate Members
 - Federal Congress Members and Senators
- State Department and Agency Representatives
- Army and Department of Defense Representatives in Transfer Process
- Community
 - Civic Leaders
 - Residents
 - Public Interest Groups

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- ✓ Hold regular meetings
 - ✓ They all have roles to play
 - ✓ Keep them informed
 - ✓ Active participation in transferring process

BRAC Methods of Conveyance

- PBC (Public Benefit Conveyance)
- EDC (Economic Development Conveyance)
Cost vs. No Cost EDC
- Negotiated Sale
- Public Sale/Auction
- Conservation Conveyance
- Early Transfer

DUE DILIGENCE

- KNOW THE PROPERTY CONDITION
- KNOW THE ENVIRONMENTAL CONDITIONS EFFECTING THE PROPERTY
- KNOW THE RESTRICTIONS IMPOSED BY ARMY OR OTHER REGULATORY BODIES

UNTIL YOU KNOW THESE THINGS YOUR PLANS ARE
A BEST GUESS

RE-USE AND REDEVELOPMENT PLANNING

Planning Documents

Master Plan

Traffic Studies

Site Remediation Requirements

Infrastructure

Environmental Planning

Residential:
6,700 units

Cultural:
166,000 sf



Commercial:
1.5 million sf

Retail:
260,000 sf

Hotel:
150 rooms

Total Area:
299 acres

Open Space:
56 acres



Development Program

The Peninsula at Bayonne Harbor



FUNDING REDEVELOPMENT

- GRANTS
 - Office of Economic Adjustment
 - Federal and State Program
- REVENUES
 - Interim/Long Term Leasing
 - Granting of Redevelopment Rights
- PUBLIC FINANCE
 - Bond Financing and Infrastructure related _____ and projects
 - Revenue Allocation Bond Financing
 - Revenue Allocation District
 - NJEIT

REDEVELOPMENT CASE STUDY

CAPE LIBERTY CRUISE PORT

- Late Summer-Early Fall 2003 Royal Caribbean Cruise Lines Visits Bayonne
- December 2003 Royal Caribbean and BLRA sign Letter of Intent for Cruise Port
- May 2004 Cruise Port Opens

CHALLENGES

- DREDGING REQUIRED
- BERTH REPAIR REQUIRED
- UTILITIES EXTENSION TO BERTH
- CONVERSION OF WAREHOUSE TO PASSENGER TERMINAL
- CREATING ADEQUATE PARKING
- CREATING ADEQUATE INGRESS/EGRESS
- PERMITTING REQUIRED
- PAYING FOR IT ALL

Fast Facts

-2ND Largest cruise port in Mid-Atlantic & Northeast States (passenger volume).

-Based on Guest Satisfaction Ratings

Cape Liberty ranks #1 for Celebrity

Cruises & in the top 3 for Royal

Caribbean against all ports-worldwide



	<u>2004</u>	<u>2005</u>	<u>2006</u>
<i>Ship Calls:</i>	48	65	75
<i>Passengers:</i>	238,000	302,000	315,000
<i>Bags Handled:</i>	348,000	1,044,800	1,250,600

Each cruise ship call accounts for about \$1M+ in positive economic impact for the region

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5 SUGGESTIONS FOR NEW LRA's

- SELECT COMPETENT STAFF & PROFESSIONALS WHO KNOW BRAC
- GET TO KNOW THE PHYSICAL PLANT & ITS STRENGTHS AND WEAKNESSES
- BALANCE PLANNING OBJECTIVES AGAINST SITE REALITIES
- TREAT FEDERAL, STATE AND LOCAL OFFICIALS AS PARTNERS IN REDEVELOPMENT
- REMEMBER YOU'RE NOT ALONE

www.bayannelra.com

Good things happen if you plan wisely
and can react quickly to opportunity

